

FOR SALE

COMMERCIAL PARCELS

NE/Q US HIGHWAY 27

&

CAGAN CROSSINGS BLVD.

LAKE COUNTY
CLERMONT, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: US Highway 27, just north of Cagan Crossings Boulevard.
Clermont, Lake County, Florida

DESCRIPTION: Vacant Outparcels

SIZE:

	SIZE	Sales Price
OUTPARCEL 1	SOLD	Dairy Queen
OUTPARCEL 2	SOLD	Retail Center!
OUTPARCEL 3	.90±	\$750,000

** Please see Aerials and Conceptual Site Plan for outparcel layout **

UTILITIES: Sewer and water to site

RETENTION: Off-site

ZONING: PUD, per Lake County Property Appraiser

ACCESS: Via rear and side access road. Developer has extended the rear access road north to tie into Woodridge Plaza. See attached drawing.

TRAFFIC COUNTS: **2024 AADT** per FDOT Traffic Counts

US Highway 27
(0.78 Miles S. of County Road 474) **47,000**

**2025 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	11,733	52,472	93,928
Median HH Income	\$58,525	\$78,676	\$89,277
Average HH Income	\$73,557	\$97,225	\$109,231

Detailed Demographics Attached

COMMENTS: Outparcel is an outstanding location for fast food or sit down restaurant, bank, retail strip center or pharmacy.

AREA RETAILERS: Join Wal-Mart, Lowes, Chick-Fil-A, Dairy Queen, Circle K, Bank of America, Taco Bell, KFC, Dunkin Donuts, Chili's, Starbucks, Waffle House, McDonald's, Fairwinds Credit Union and Orlando Health's new two-story 40,000 SF emergency hospital.



SUNOCO

SCHOOL

LOT 3 - .90±

RETAIL CENTER

REAR ACCESS ROAD

APARTMENTS

US HIGHWAY 27

DQ Grill & Chill

FAIRWINDS CREDIT UNION

WAFFLE HOUSE

chilis

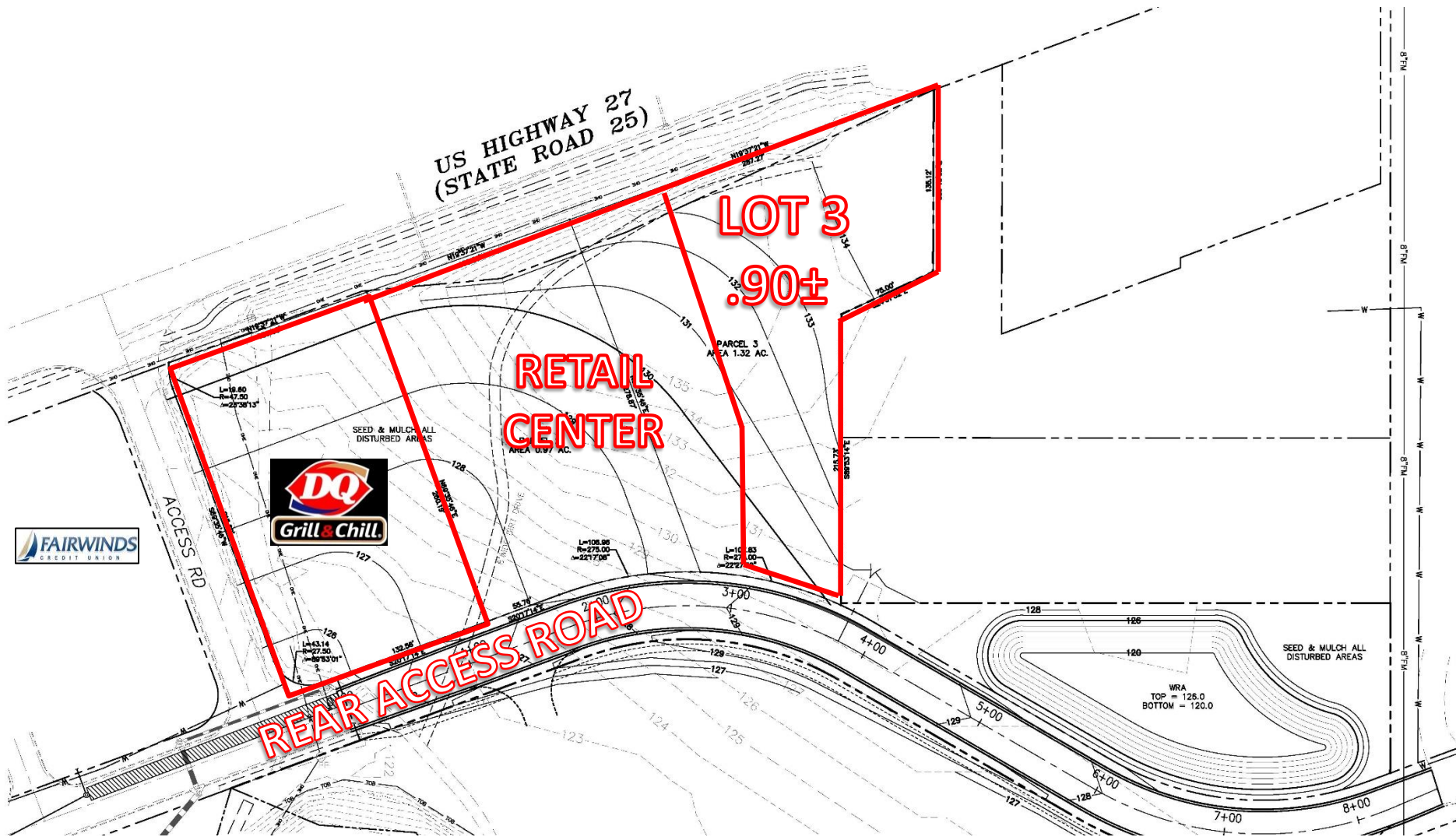
LOWE'S

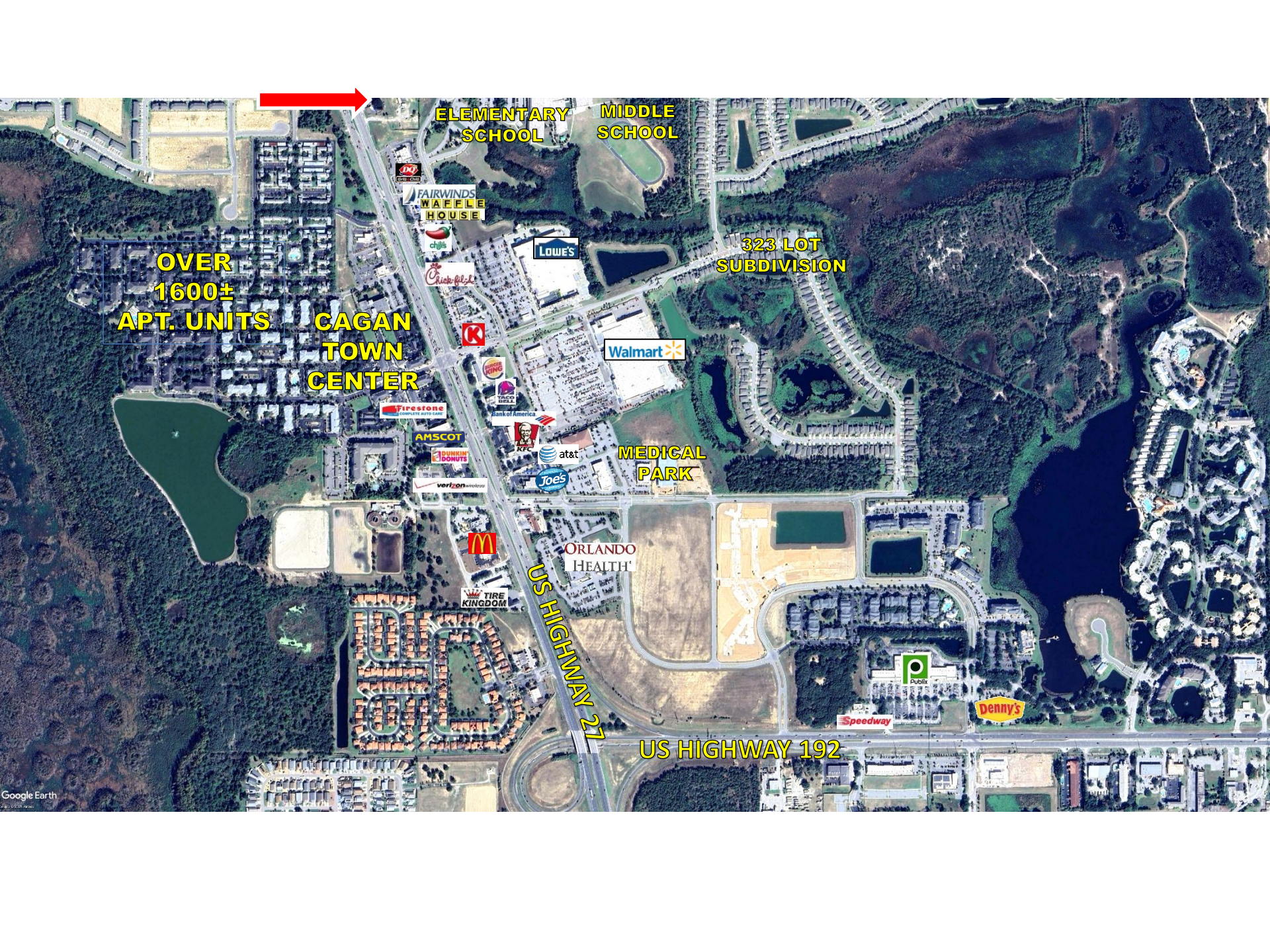
ADDITION FINANCIAL

TAKE 5

FirstWatch

Chick-fil-A





ELEMENTARY SCHOOL

MIDDLE SCHOOL

OVER 1600± APT. UNITS

CAGAN TOWN CENTER

323 LOT SUBDIVISION

MEDICAL PARK

US HIGHWAY 27

US HIGHWAY 192

FAIRWINDS WAFFLE HOUSE

LOWE'S

Walmart

K

AMSCOT

DUNKIN' DONUTS

Bank of America

at&t

Joes

McDonald's

ORLANDO HEALTH

TIRE KINGDOM

Speedway

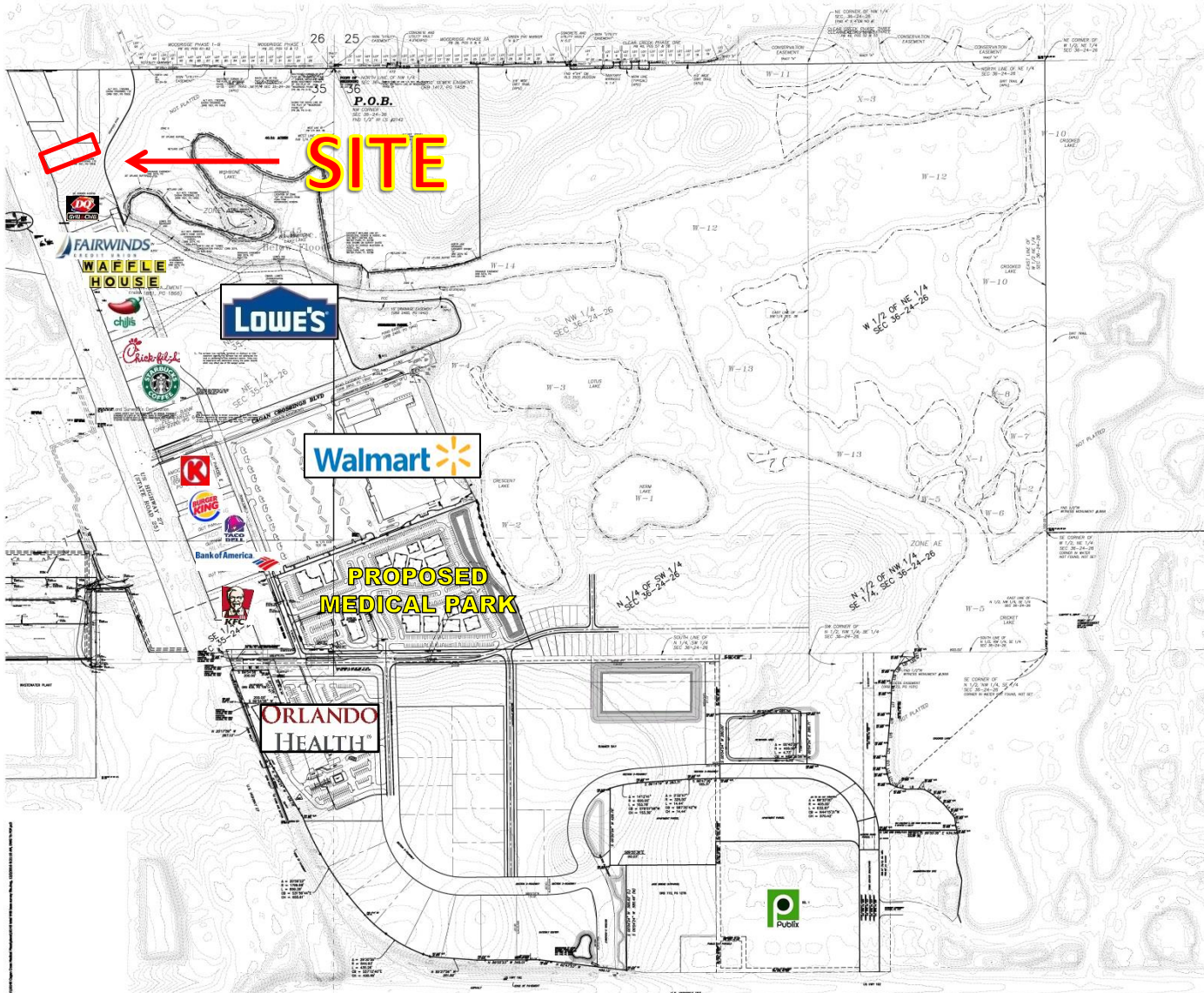
Denny's

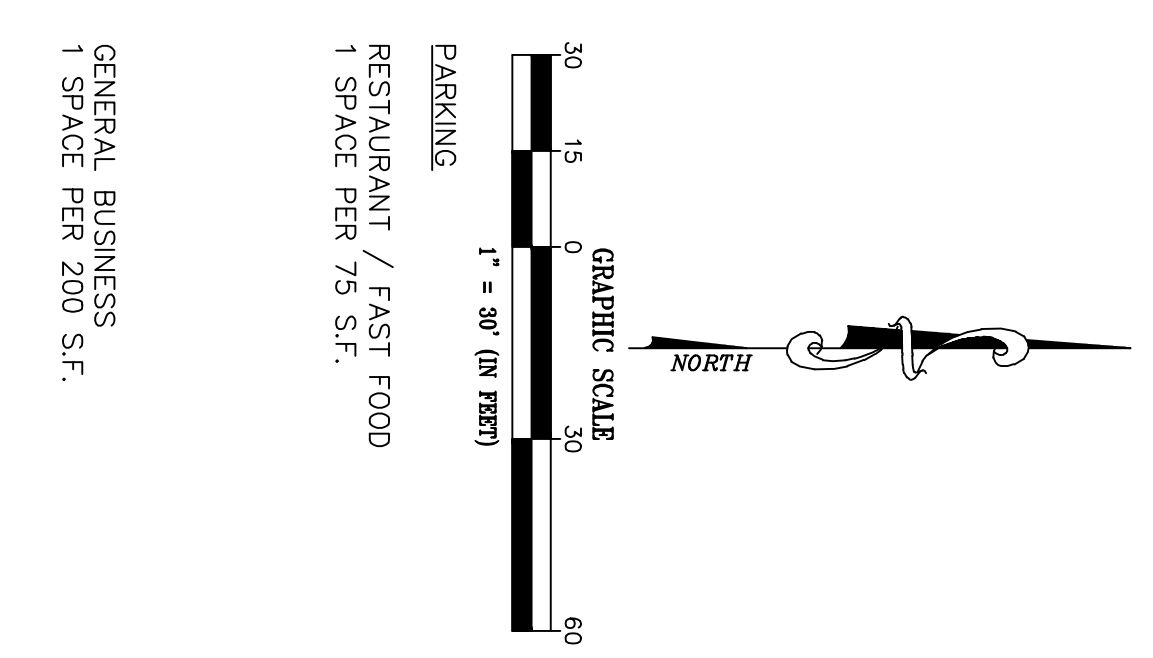
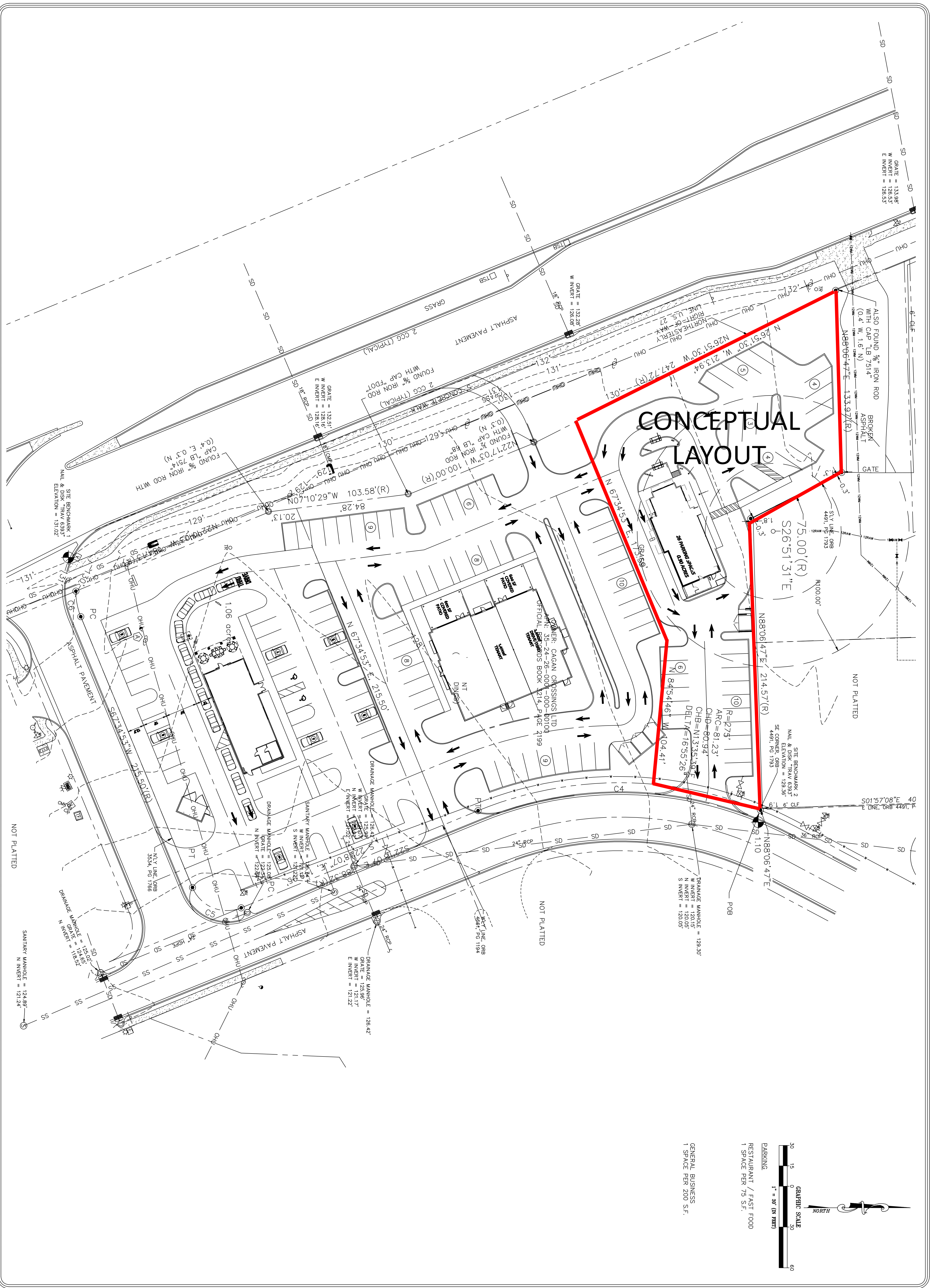
Chick-fil-A

Firestone

verizon

Publix





GENERAL BUSINESS
1 SPACE PER 200 S.F.

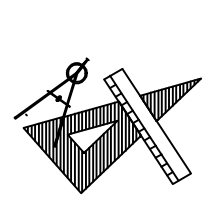
RESTAURANT / FAST FOOD
1 SPACE PER 75 S.F.

Drawn: RAP	REVISION:	DATE:
Checked: TL		
Date: 3/24/21		
Scale: AS SHOWN		
File No.: 20131		
Sheet: 1 Of: 1		

KENNETH R. MOSES, P.E., D. REG. NO. 33274
DATE: 3/24/21

CAGAN CROSSINGS
COMMERCIAL OUT-PARCELS
PRELIMINARY PLAN
US HWY 27 CLERMONT FL. 34714

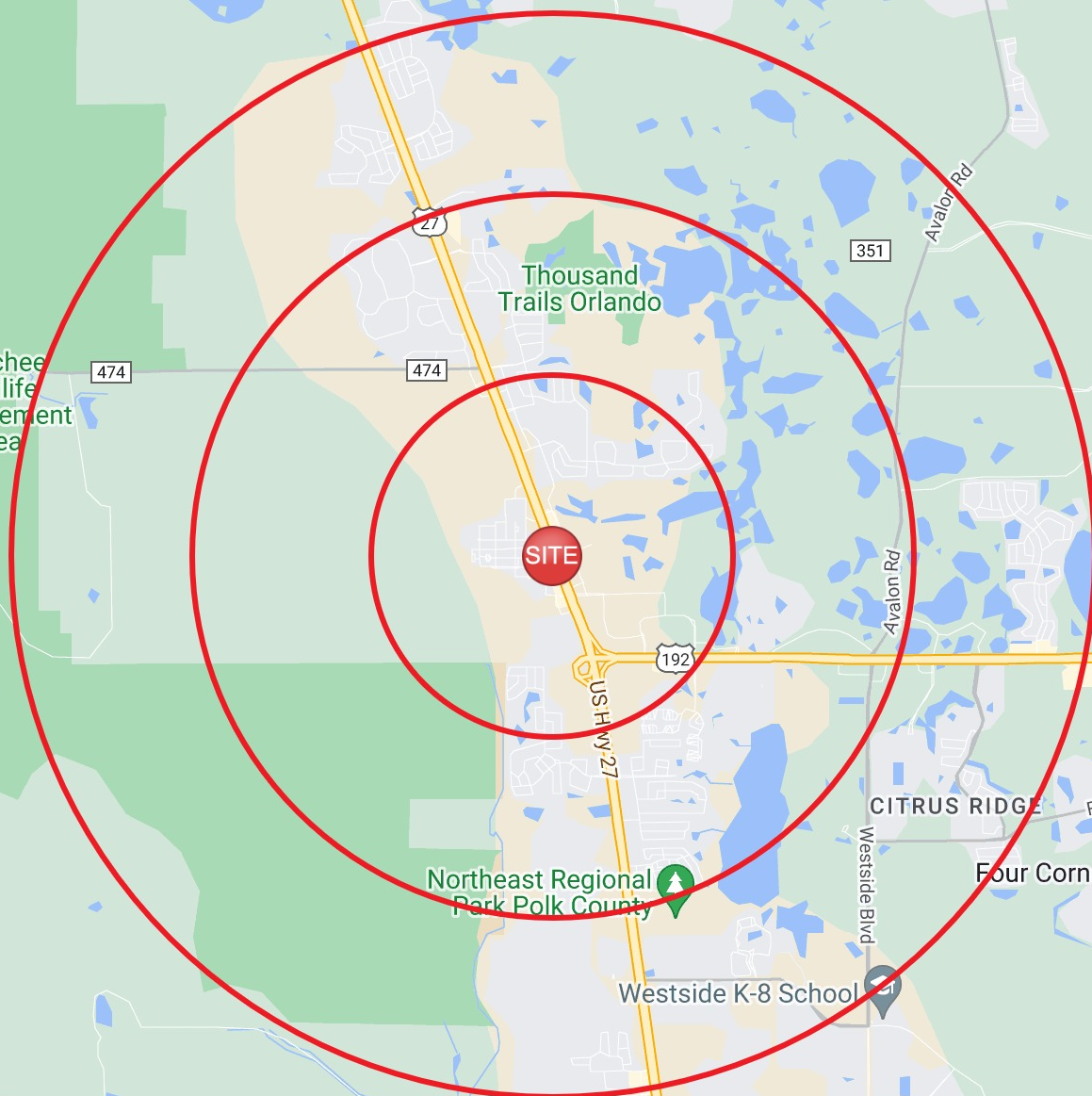
SOUTHLAKE UTILITIES
16554 CROSSING BLVD., SUITE 2
CLERMONT, FLORIDA 34711
JEFFREY CAGAN, PRESIDENT



Wicks Engineering Services, Inc.
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C.A. #30062

US Highway 27 & Cagan Crossings Blvd.

August 2023



Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Hwy 27 & Cagan Crossings Blvd. Four Corners, FL		1 mi radius	3 mi radius	5 mi radius
Population				
2025 Estimated Population		11,733	52,472	93,928
2030 Projected Population		13,891	61,956	112,175
2020 Census Population		9,828	32,729	51,018
2010 Census Population		4,587	19,021	28,444
Projected Annual Growth 2025 to 2030		3.7%	3.6%	3.9%
Historical Annual Growth 2010 to 2025		10.4%	11.7%	15.3%
Households				
2025 Estimated Households		5,202	20,190	34,459
2030 Projected Households		6,076	23,797	41,213
2020 Census Households		4,428	12,634	18,946
2010 Census Households		1,964	7,364	10,629
Projected Annual Growth 2025 to 2030		3.4%	3.6%	3.9%
Historical Annual Growth 2010 to 2025		11.0%	11.6%	14.9%
Age				
2025 Est. Population Under 10 Years		10.2%	11.3%	11.8%
2025 Est. Population 10 to 19 Years		10.2%	12.0%	12.3%
2025 Est. Population 20 to 29 Years		22.5%	16.9%	16.2%
2025 Est. Population 30 to 44 Years		26.1%	24.4%	24.9%
2025 Est. Population 45 to 59 Years		15.1%	16.7%	17.5%
2025 Est. Population 60 to 74 Years		11.1%	12.9%	12.4%
2025 Est. Population 75 Years or Over		4.8%	5.9%	5.0%
2025 Est. Median Age		32.8	35.7	35.2
Marital Status & Gender				
2025 Est. Male Population		46.3%	47.4%	47.9%
2025 Est. Female Population		53.7%	52.6%	52.1%
2025 Est. Never Married		45.8%	39.2%	36.2%
2025 Est. Now Married		30.6%	41.6%	46.8%
2025 Est. Separated or Divorced		18.0%	14.8%	13.6%
2025 Est. Widowed		5.6%	4.4%	3.5%
Income				
2025 Est. HH Income \$200,000 or More		3.3%	7.7%	9.9%
2025 Est. HH Income \$150,000 to \$199,999		2.4%	9.3%	11.0%
2025 Est. HH Income \$100,000 to \$149,999		14.5%	16.1%	19.5%
2025 Est. HH Income \$75,000 to \$99,999		15.4%	13.2%	12.9%
2025 Est. HH Income \$50,000 to \$74,999		23.9%	21.9%	19.3%
2025 Est. HH Income \$35,000 to \$49,999		14.7%	12.9%	10.9%
2025 Est. HH Income \$25,000 to \$34,999		17.7%	9.0%	6.8%
2025 Est. HH Income \$15,000 to \$24,999		4.1%	3.8%	3.4%
2025 Est. HH Income Under \$15,000		4.0%	6.0%	6.2%
2025 Est. Average Household Income		\$73,557	\$97,225	\$109,231
2025 Est. Median Household Income		\$58,525	\$78,676	\$89,277
2025 Est. Per Capita Income		\$32,614	\$37,409	\$40,073
2025 Est. Total Businesses		317	1,260	2,212
2025 Est. Total Employees		1,789	6,122	11,739

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.355/-81.6771

US Hwy 27 & Cagan Crossings Blvd.		1 mi radius	3 mi radius	5 mi radius
Four Corners, FL				
Race				
2025 Est. White		53.5%	53.1%	52.5%
2025 Est. Black		13.3%	13.7%	13.8%
2025 Est. Asian or Pacific Islander		2.7%	3.4%	3.8%
2025 Est. American Indian or Alaska Native		0.3%	0.3%	0.4%
2025 Est. Other Races		30.1%	29.4%	29.5%
Hispanic				
2025 Est. Hispanic Population		4,147	18,667	33,418
2025 Est. Hispanic Population		35.3%	35.6%	35.6%
2030 Proj. Hispanic Population		30.4%	33.0%	33.5%
2020 Hispanic Population		92.0%	66.7%	67.5%
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)		8,236	36,288	64,491
2025 Est. Elementary (Grade Level 0 to 8)		1.1%	2.5%	2.1%
2025 Est. Some High School (Grade Level 9 to 11)		2.0%	2.9%	3.0%
2025 Est. High School Graduate		31.1%	26.6%	25.1%
2025 Est. Some College		23.8%	21.0%	21.0%
2025 Est. Associate Degree Only		15.0%	13.3%	12.9%
2025 Est. Bachelor Degree Only		21.0%	25.0%	26.0%
2025 Est. Graduate Degree		6.0%	8.9%	10.0%
Housing				
2025 Est. Total Housing Units		5,829	23,804	41,046
2025 Est. Owner-Occupied		12.5%	39.9%	47.0%
2025 Est. Renter-Occupied		76.7%	44.9%	36.9%
2025 Est. Vacant Housing		10.8%	15.2%	16.0%
Homes Built by Year				
2025 Homes Built 2010 or later		20.3%	23.9%	30.7%
2025 Homes Built 2000 to 2009		25.0%	22.9%	21.0%
2025 Homes Built 1990 to 1999		24.9%	22.3%	18.0%
2025 Homes Built 1980 to 1989		8.5%	6.8%	5.9%
2025 Homes Built 1970 to 1979		5.9%	4.7%	4.1%
2025 Homes Built 1960 to 1969		3.1%	2.2%	2.0%
2025 Homes Built 1950 to 1959		0.8%	1.1%	1.1%
2025 Homes Built Before 1949		0.8%	0.9%	1.0%
Home Values				
2025 Home Value \$1,000,000 or More		0.9%	1.9%	2.0%
2025 Home Value \$500,000 to \$999,999		7.2%	16.1%	19.4%
2025 Home Value \$400,000 to \$499,999		15.9%	16.9%	19.1%
2025 Home Value \$300,000 to \$399,999		21.5%	20.7%	25.9%
2025 Home Value \$200,000 to \$299,999		31.0%	25.1%	18.2%
2025 Home Value \$150,000 to \$199,999		9.2%	5.5%	3.3%
2025 Home Value \$100,000 to \$149,999		3.8%	3.2%	2.1%
2025 Home Value \$50,000 to \$99,999		7.0%	5.5%	4.9%
2025 Home Value \$25,000 to \$49,999		2.6%	3.1%	2.7%
2025 Home Value Under \$25,000		0.9%	2.0%	2.4%
2025 Median Home Value		\$270,038	\$339,323	\$364,805
2025 Median Rent		\$1,398	\$1,523	\$1,571

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Labor Force				
2025 Est. Labor Population Age 16 Years or Over		9,852	42,750	75,794
2025 Est. Civilian Employed		76.9%	69.0%	69.3%
2025 Est. Civilian Unemployed		2.5%	2.8%	2.7%
2025 Est. in Armed Forces		-	-	0.1%
2025 Est. not in Labor Force		20.5%	28.2%	27.8%
2025 Labor Force Males		46.1%	46.9%	47.4%
2025 Labor Force Females		53.9%	53.1%	52.6%
Occupation				
2025 Occupation: Population Age 16 Years or Over		7,581	29,482	52,558
2025 Mgmt, Business, & Financial Operations		16.6%	15.7%	17.7%
2025 Professional, Related		14.9%	18.5%	20.6%
2025 Service		37.3%	26.4%	24.1%
2025 Sales, Office		20.2%	23.5%	21.8%
2025 Farming, Fishing, Forestry		0.2%	0.2%	0.3%
2025 Construction, Extraction, Maintenance		2.6%	5.5%	5.6%
2025 Production, Transport, Material Moving		8.2%	10.2%	9.9%
2025 White Collar Workers		51.7%	57.7%	60.1%
2025 Blue Collar Workers		48.3%	42.3%	39.9%
Transportation to Work				
2025 Drive to Work Alone		74.8%	70.4%	67.9%
2025 Drive to Work in Carpool		14.6%	10.6%	9.3%
2025 Travel to Work by Public Transportation		0.4%	1.6%	1.3%
2025 Drive to Work on Motorcycle		-	0.3%	0.3%
2025 Walk or Bicycle to Work		1.7%	1.9%	1.4%
2025 Other Means		3.8%	1.5%	1.5%
2025 Work at Home		4.6%	13.7%	18.2%
Travel Time				
2025 Travel to Work in 14 Minutes or Less		19.5%	11.5%	11.1%
2025 Travel to Work in 15 to 29 Minutes		37.9%	42.4%	38.1%
2025 Travel to Work in 30 to 59 Minutes		38.9%	39.4%	41.3%
2025 Travel to Work in 60 Minutes or More		3.7%	6.8%	9.5%
2025 Average Travel Time to Work		25.7	28.6	30.4
Consumer Expenditure				
2025 Est. Total Household Expenditure		\$429.16 M	\$1.99 B	\$3.64 B
2025 Est. Apparel		\$8.05 M	\$37.6 M	\$68.89 M
2025 Est. Contributions, Tax and Retirement		\$93.71 M	\$498.28 M	\$958.74 M
2025 Est. Education		\$9.38 M	\$45 M	\$83.51 M
2025 Est. Entertainment		\$25.01 M	\$116.64 M	\$213.52 M
2025 Est. Food, Beverages, Tobacco		\$55.92 M	\$253.24 M	\$456.88 M
2025 Est. Health Care		\$31.28 M	\$129.35 M	\$221.27 M
2025 Est. Household Furnishings and Equipment		\$11.41 M	\$53.67 M	\$98.66 M
2025 Est. Household Operations, Shelter, Utilities		\$115.27 M	\$487.74 M	\$866.21 M
2025 Est. Miscellaneous Expenses		\$7.41 M	\$34.62 M	\$63.5 M
2025 Est. Personal Care		\$6.03 M	\$27.2 M	\$48.95 M
2025 Est. Transportation		\$65.68 M	\$303.46 M	\$560.76 M

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